

## COUNTY-WIDE STANDARDS:

## ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT

**Sec. 19-570(a):** Architectural treatment of buildings, including materials, color and style, shall be compatible with buildings located within the same project. Compatibility may be achieved through the use of similar building massing, materials, scale, colors, and other architectural features.

### INTENT:

Through the use of materials, colors, style, building massing, and other architectural features, buildings within a project can establish a consistent theme throughout that is immediately identifiable by the general public. This can be further enhanced through the use of similar landscape materials, light fixtures, signage, circulation patterns, amenities (such as BMP's designed as attractive ponds), and marketing.

A project is defined as a development that is planned, developed or managed as a unit.

### PROJECTS IN CHESTERFIELD AS EXAMPLES:

1. Harbour Pointe Shopping Center - Transitional contemporary style, materials & colors same for all buildings (brick, EIFS, standing seam metal roofing), vehicular and pedestrian circulation oriented internally (outparcels accessed only from internal parking lot-no direct access to frontage road), consistent landscaping, lighting, and signage. National franchise restaurants (Hardees and Taco Bell) as well as local retailers conformed to these standards.



*Harbour Pointe Shopping Center with transitional contemporary style buildings using same materials and colors for a compatible appearance. Internal shared parking serves all users.*

## **COUNTY-WIDE STANDARDS:**

## **ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT (continued)**

2. The Shoppes at Bellgrade - All buildings are painted or integrally colored white, pitched roofs or pitched mansards with similar roof colors and materials, and masonry construction throughout. Vehicular and pedestrian circulation oriented internally (no direct access to

frontage road), consistent landscaping, fencing, lighting, signage and marketing. National franchise retailers (Texaco, Hollywood Video, and Burger King) as well as local retailers conformed to these standards.



## COUNTY-WIDE STANDARDS:

## ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT (continued)

3. Rivers Bend Industrial Park-Large box industrial park with all buildings using glass and precast panels having architectural relief patterns formed in panels, colors complimentary

with relief patterns having darker accents, master planned road and pedestrian network, master planned landscaping and signage, and BMP's designed as amenities.



*Entrance sign with water feature*

*BMP designed as amenity*



*Industrial building of patterned pre-cast panels surrounded by landscaping*

## **COUNTY-WIDE STANDARDS:**

## **ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT** (continued)

4. The Arboretum (Office Park) Upscale large box buildings of glass or glass & brick, significant landscaping, defined entrances, master planned vehicular system, BMP ponds as amenities

throughout, sign package, internal access with commercial parcels, pedestrian pathways, & marketing.



*Stormwater basins are designed into attractive lake amenities.*



*Many of the roads are divided with landscaped medians.*

## COUNTY-WIDE STANDARDS:

## ARCHITECTURAL TREATMENT ARCHITECTURAL COMPATIBILITY WITHIN A PROJECT (continued)

5. Chesterfield Meadows and Chesterfield Meadows West-Despite being split by a major thoroughfare, the two shopping centers are perceived as one project. Both use colonial architecture with pitched mansard roofs with cedar shake shingles, pedestrian scale architecture

with building offsets and continuous overhead canopies, and interior vehicular and pedestrian access for all outparcels. National franchise restaurants (Taco Bell, McDonald's, Kentucky Fried Chicken, and Wendy's) and local retailers conformed to these standards.



*Adaptive Re-Use of vacated bank building allows Taco Bell to blend in with compatible architecture.*

*Chesterfield Meadows West shows pedestrian scale architecture with continuous overhead canopies and colonial style roof lines which screen roof top mechanical equipment.*



*Kentucky Fried Chicken's only identification within a colonial style building is the whimsical cupola on top of the roof.*